

# The Broadmoor Breeze



January 2016

*A Publication for the homeowners/residents of The Broadmoor Huntington Harbour Community Association*

## President's Message:

It's 2016 and we are off to a great start. First, I want to provide you with some updates regarding maintenance and landscaping. From the landscaping perspective, we are continuing to plan landscape modifications by each irrigation section. You will notice both changes are plant pallet and irrigation systems. We will go to more drip systems where appropriate. We are drastically reducing our irrigation schedules during the rainy season to meet our water conservation goals. There will be more pepper trees removed and replaced with other trees, such as magnolia trees. Pepper trees at the Admiralty end of the lagoon and a few other dead trees are scheduled next for removal and replacement.

From a maintenance perspective, our crew will soon commence repairing the night lighting along the lagoon starting with the Tropez side. We are finding that some entry steps to residences on Martin are in need of considerable reconstruction. Railings are now being replaced on a consistent basis. Our crew is keeping very busy handling numerous work orders submitted to Powerstone by residents.

We have suspended any further re-roofing projects until the rainy season is over. Lang Roofing just completed a 4-unit building on Bordeaux. Lang will start up again probably in April or May.

At the January board meeting, we may approve the creation (fencing) of the new dog play area. It will be located at the Admiralty end of the green belt area and it will be much larger than the current dog area. This site will be large enough to actually throw a ball with your dog. The current dog park will revert to its former use as a children's play area (not playground). This will be an area where parents or grandparents can take children to play with

## 2015/2016 Board of Directors

<b>President</b>	Garry Brown <a href="mailto:garry@coastkeeper.org">garry@coastkeeper.org</a>
<b>Vice President</b>	Chris Gray <a href="mailto:dcgray903@verizon.net">dcgray903@verizon.net</a>
<b>Treasurer</b>	Annette Merriam <a href="mailto:amerr38388@aol.com">amerr38388@aol.com</a>
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring

confidence there will be no animal waste on the ground.

In closing and as the one-year term of the current Board of Directors is coming to an end, I want to thank the other board members for always working as a team and having the betterment of the Broadmoor Community as the priority. There were no individual agendas or animosities. I believe you, as a resident, have noticed.

All the best,

Garry Brown

A colorful graphic with the text "HAPPY NEW YEAR 2016!" in large, multi-colored letters. The background features a burst of purple and white fireworks.

## Monthly Updates

### From Board of Directors:

Many residents have asked about Earthquake insurance. Here is some information supplied by Farmers Insurance. It only takes board approval. **Please read carefully and if you would like to voice your opinion for or against, please plan on attending the next couple board meetings and voice your opinion. (or email Annette at amerr38388@aol.com)**

### Earthquake Considerations for Broadmoor Huntington Harbor

#### What is covered?

All buildings on Association property, including residential and non-residential, up to the selected limit of insurance.

#### How coverage is triggered:

Each covered building is assigned a replacement value, or "Total Insured Value." A deductible of 20% is assigned to this value and then the claim is paid. For example, assuming a building's replacement value of \$1,000,000 and a deductible of 20%, the Association would receive up to \$800,000 following a claim. This same formula is applied to all buildings, up to the total limit of insurance of \$10,000,000.

#### How do Associations cover the deductible?

Whether the Association has Earthquake coverage or not, individual unit owners will most likely be assessed for their share of the damage or deductible following an earthquake. It is important to know that there is an "all-in" treatment of earthquake damage. This means that if only one building is destroyed, all unit owners in the Association participate in the funding requirement for that building. In the case of Broadmoor Huntington Harbor, the deductible could be as high as \$43,000 per unit owner. The good news is that this can be easily covered through the California Earthquake Authority (CEA). Individuals would buy a policy through their personal agent and the premium is a bargain and

much cheaper than many expect. A decision by the Association to buy an earthquake policy does not mean that each individual owner is required to buy a policy through CEA. However, considering that an assessment would surely follow earthquake damage, whether it be for uninsured damage or a deductible, it makes a great deal of sense.

#### Reasons for an Association not to buy earthquake coverage:

Primarily, this comes down to one of three reasons, or a combination.

1. The Association members do not feel the likelihood of a significant Earthquake is high.
2. The Association cannot or will not afford the premium (\$279.00 per unit, per year).
3. Earthquake coverage is not available due to market conditions or unique characteristics of the particular Association that makes it ineligible.

#### Reasons for an Association to buy earthquake coverage:

1. There is no other way for a unit owner to cover their dwelling from loss of Earthquake. Even a policy from CEA will not cover the actual residential structure. Other than self-insuring, there is no other option.
2. The values of the homes represent a significant portion of the owners' net worth.
3. The CC&R's of the Association require a serious effort to rebuild following destruction.
4. The Association can afford the premium (\$279.00 per unit, per year).
5. The Association wants to be prepared in the event of a major claim.

## Website, Technology, & Communications Committee

Every resident has the ability to manage his or her contact information and guest list which permits your guests to obtain a vehicle pass when entering through the main gate. You can go to the BroadmoorHH.com website and click on Contacts => Association. Scroll



down to the bottom of the webpage. You'll see a link that will allow you to login [www.gatekeyresident.com](http://www.gatekeyresident.com). Your username is your 10-digit phone number, and your password can be sent to you by clicking "Here" after "Forgot your password?".

Resident Login

If you are not sure if your log-in is a phone number or an email address, please contact the community's management office. GateKey is not permitted to provide information.

[Click here to login using E-mail address](#)  
Please enter Phone number in the box below

Login Phone Number\*

Password\*

Forgot your password? [Click Here](#)  
Need Technical Support? [Click Here](#)

Once you are logged in, you'll be able to: 1) access and change, if necessary, your contact information (cell phone numbers, email addresses, etc.), 2) add both permanent and temporary guests' names, and 3) see a history of the persons which were provided vehicle access on entry through the main gate off of Grimaud Ave.

## Maintenance Committee Garage Doors

The repair, maintenance and replacement of your garage doors is the responsibility of the owner. This is stated in the Broadmoor Huntington Harbour CC&R's and the Community Handbook (page 25 under homeowner responsibility). We encourage the homeowners to keep the outside of the garage doors clean.

One of the next large projects will be to paint all the buildings in our complex. At which time, all garage doors will also be painted. No timetable for painting the complex has been set yet.

## Reminders

### Condominium Unit Owner's Insurance

The associations strongly recommends that each homeowner carry condominium unit-owner's insurance with "building property" replacement coverage in a sufficient amount to replace the entire interior of your unit including any upgrades. Without such coverage, you leave a huge void in your insurance protection.

### Dogs must be leashed at all time when outside of the resident's unit

No dogs are permitted to remain unattended while outside and must be leashed at all times when outside of the resident's unit. All pet owners are responsible for picking up their pet's excrement and disposing of it properly.

Monthly Board Meetings are on the third Wednesday of each month. All residents are encouraged to attend.

Next Monthly Board Meeting is Wednesday, January 20<sup>th</sup> 7PM at Don's the Beachcomber

## Committees and Contact Info

### Architectural

Chris Gray \*  
Barbara Blodgett  
Bob Giovanni  
Joie Koenders  
David Price

### Landscape

Catherine Lee \*  
Ellen Brown  
Garry Brown  
Lanny Carpenter  
Mike Carpenter  
Betsy Parrott  
Stefan Steinberg  
Vivian Valenzuela  
Cynthia Wityak

### Parking Committee

Jim Parrott \*  
Lanny Carpenter  
Mike Carpenter  
Chris Gray  
Ron Lee  
Bill Selfridge  
Stefan Steinberg  
Edith Wilmoth  
Bill Wong

### Gate System

Ronald Lee\*  
Robert Szablak

### Reserve Study Task Force

Ellen Brown\*  
Garry Brown  
Mike Carpenter  
Jim Parrott  
Annette Merriam  
Scot Vivian

### Maintenance Committee

Mike Carpenter\*  
Carlos Bosio  
Hector Cano  
Chris Gray  
Bob Holtz

### Website, Technology, & Communications

Bill Selfridge\*  
Mike Carpenter  
Ron Lee  
Annette Merriam

\* = Chairperson

## Other Useful Contacts

### Broadmoor Front Gate

(562) 592-4213

### Broadmoor's Property Mgmt.

Amanda Porter,  
[aporter@powerstonepm.com](mailto:aporter@powerstonepm.com)  
949-535-4496  
Sylvia Mandujano,  
[smandujano@powerstonepm.com](mailto:smandujano@powerstonepm.com)  
949-535-4514

### Cable TV

Time Warner Cable, (866) 550-3211

### Huntington Beach Police Department

Front Desk/Noise Complaints: (714) 960-8811  
Parking Control: (714) 960-8811, #0 (non-emergency)

### HB Animal Control Services

(714) 935-6848 - M-F 8:00 AM to 5:00 M  
(714) 935-7158 - After hours

### Association Website

[www.broadmoorHH.com](http://www.broadmoorHH.com)

### Online Vehicle Pass Service

[www.gatekeyresident.com](http://www.gatekeyresident.com)

### Newsletter note:

The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [amerr38388@aol.com](mailto:amerr38388@aol.com)